

**CITY OF INGLESIDE**  
**ORDINANCE \_\_\_\_\_**

AN ORDINANCE ESTABLISHING AND DESIGNATING AS A REINVESTMENT ZONE UNDER CHAPTER 312 TEXAS TAX CODE THE APPROXIMATELY 1000 ACRES OF LAND OWNED BY OCCIDENTAL PETROLEUM CORPORATION, OR RELATED COMPANY, INCLUDING THE FORMER NAVAL STATION INGLESIDE LAND AND ADJACENT LAND, LYING SOUTH OF HWY 1069, AND ALL BEING WITHIN INGLESIDE CITY LIMITS

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE,  
COUNTY OF SAN PATRICIO, STATE OF TEXAS:**

**Section 1.** As required by Chapter 312 Texas Tax Code, the Council has by Resolution established Guidelines and Criteria and elected to participate in tax abatement, and has held and given notice of a public hearing on the designation of the land hereinafter described as a reinvestment zone.

**Section 2.** At that hearing the Council found and does hereby find that the improvements sought are feasible and practical and would be a benefit to the land to be included in the zone and to the municipality after the expiration of any agreement entered into.

**Section 3.** The reinvestment zone hereby designated is an area which is entitled under Chapter 312 Section 312.202(6) to tax abatement, because it is reasonably likely that as a result of this

designation, it will contribute to the retention or expansion of primary employment and/or will attract major investment in the zone that would be a benefit to the property and that would contribute to the economic development of the City.

**Section 4.** The property described on the attachment to this Ordinance is hereby designated as a Reinvestment Zone 2014-1 under Chapter 312 Texas Tax Code. The boundaries of the zone are set forth on the attachment.

**Section 5. Effective Date.** As provided by Article III, Section 3.11.C of the Charter of the City of Ingleside, this ordinance shall be effective upon adoption and, in addition, if any penalty, fine or forfeiture is imposed by this ordinance, then this ordinance shall be effective only after publication of this ordinance in its entirety or in summary form once in the official newspaper of the City of Ingleside.

**Section 6. Reading.** As provided by Article III, Section 3.11.B of the Charter of the City of Ingleside, this ordinance or the caption of it shall be read at two city council meetings with at least two weeks elapsing between each reading.

**Section 7. Severance.** If any part of this ordinance is invalid or void or is declared to be so, then said part shall be severed from the balance of this ordinance and said invalidity shall not affect the balance of this ordinance, the balance of the ordinance to be read as if said invalid or void portion thereof were not included.

**Section 8. Publication.** If and as required by Article III, Section 3.11.C of the Charter of the City of Ingleside, the caption of this ordinance shall be published one time in the official newspaper of the City of Ingleside, San Patricio County, Texas.

**PASSED, ORDAINED, APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

CITY OF INGLESIDE

By: \_\_\_\_\_  
Pete Perkins, Mayor

ATTEST:

\_\_\_\_\_  
CITY SECRETARY

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

**ATTACHMENT:**  
**Legal description of property**

# **Legal description of property**

STATE OF TEXAS §  
COUNTY OF SAN PATRICIO §

478.551 ACRES

FIELD NOTES to describe the boundary of a 478.551 acre remainder of 483.158 acres known as Tract I as described in a deed to The Department of The Navy as recorded in Volume 2081, Page 483, Deed Records, Nueces County, Texas and being out of the L. Von Zacharias Survey 1, Abstract 271 and the T.H. Judson Survey 63, Abstract 177, both in San Patricio County, Texas, said 478.551 acre tract being more particularly described by metes and bounds as follows;

BEGINNING at a concrete monument with a square brass plate stamped "14.86" found in the west right of way of F.M. Road 1069 at the southwest area of the intersection with F.M. 2725 for the most southerly northeast corner of this tract, said monument having coordinates of N 17195295.81, E 1406451.58, Texas State Plane Coordinates, South Zone, NAD 83;

THENCE, S 21° 18' 43" W, along said west right-of-way, a distance of 1216.17' to a concrete monument with a square brass plate found for a bend point in said right-of-way and a bend point in the east line of this tract;

THENCE, S 21° 09' 10" W, continuing along said right-of-way and along the west line of a called 40 acre tract described in a deed to the State of Texas as recorded in Volume 195, Page 19, Deed Records, San Patricio County, Texas, at 541.46' pass a found concrete monument with a square brass plate, in all a distance of 1610.15' to a concrete monument with a square brass plate found for an exterior corner in the east line of this tract;

THENCE, N 68° 51' 00" W, a distance of 249.35' to a concrete monument with a square brass plate found for an interior corner of this tract;

THENCE, S 21° 08' 35" W, a distance of 191.54' to a monument with a cap stamped "OXY Ingleside Property Holdings", herein after referred to as "an OXY monument", set at the time of this survey to replace the original found property marker in the north line of the current Flint Hills facility described in a deed to Koch Refining Company, L.P. as recorded in Clerks File #447427, Real Property Records, San Patricio County, Texas for an exterior of this tract;

THENCE, N 68° 54' 55" W, at 86.04' pass a concrete monument with a square brass plate found for the northwest corner of said Flint Hills tract and the northeast corner of an 1.62 acre tract of land out of said Tract I described as Parcel A in a deed to Flint Hills Resources Corpus Christi, LLC as recorded in Clerks File #606859, Official Public Records, San Patricio, Texas, in all a distance of 105.04' to an OXY monument set for an interior corner of this tract;

THENCE, S 21° 08' 40" W, a distance of 2505.41' to an OXY monument set for an interior corner of said Parcel A and an exterior corner of this tract;

THENCE, N 68° 51' 30" W, a distance of 260.90' to an OXY monument set for an exterior corner of said Parcel A and an interior corner of this tract;

THENCE, S 65° 41' 03" W, a distance of 16.86' to an OXY monument for an exterior corner of said Parcel A and an interior corner of this tract;

THENCE, S 21° 08' 50" W, at 812.38' pass a 5/8" steel rod found for the southwest corner of said Parcel A and the northwest corner of Parcel B as recorded in the same deed, in all a distance of 855.93' to an OXY monument set for an exterior corner of said Parcel Band an interior corner of this tract;

THENCE, S 81° 27' 49" E, a distance of 20.23' to an OXY monument set for an interior corner of said Parcel Band an exterior corner of this tract;

THENCE, S 07° 57' 56" W, a distance of 138.38' to an OXY monument set for an interior corner of said Parcel B and an exterior corner of this tract;

THENCE, N 82° 02' 54" W, a distance of 168.65' to an OXY monument set for an exterior corner of said Parcel Band an interior corner of this tract;

THENCE, S 07° 57' 06" W, at 64.41' pass an OXY monument set for a 15.00' offset to the corner, in all a distance of 79.41' to a point on the face of the bulkhead of the existing dock facility, now agreed on to be the location of the existing shoreline, said point being the northeast corner of Tract IV of this description, shown on the same plat as this Tract I and the southeast corner of this tract, said point having coordinates of N 17189367.17, E 1403379.78, Texas State Plane Coordinates, South Zone, NAD 83;

THENCE, along the south line of said Tract I, said line being the face of the bulkhead, the following calls;

N 82° 03' 17" W, a distance of 1364.36';

N 69° 04' 59" W, a distance of 79.86';

S 88° 09' 25" W, a distance of 559.60';

THENCE, N 47° 31' 29" W, continuing along said bulkhead line, a distance of 33.82' to the point at which the bulkhead line meets the existing natural shoreline as determined by the 0.7' contour line, then continuing along said contour line the following calls;

S 47° 55' 30" W, a distance of 15.27';

S 68° 58' 00" W, a distance of 38.73';

N 64° 23' 51" W, a distance of 27.79';

N 73° 10' 44" W, a distance of 62.07';

S 76° 13' 49" W, a distance of 43.76;

S 57° 56' 22" W, a distance of 41.82';

S 70° 46' 41" W, a distance of 64.04';

S 73° 12' 49" W, a distance of 126.80';

S 62° 08' 19" W, a distance of 160.68';

S 60° 21' 58" W, a distance of 85.26';

S 74° 07' 34" W, a distance of 97.00';

N 89° 52' 20" W, a distance of 119.54';

N 89° 06' 15" W, a distance of 26.69';

THENCE, N 84° 55' 44" W, continuing along the shoreline, a distance of 2.79' to an unmarked point in the east boundary line of a called 98.44 acre tract described in a deed to Baker's Port, Inc. as recorded in Clerks File #353262, Real Property Records, San Patricio County, Texas for the northwest corner of said Tract IV and the southwest corner of this tract;

THENCE, N 21° 09' 21" E, at 100.00' pass an OXY monument set on line for reference, at 156.92' pass a found concrete monument with a square brass plate, at 6305.78' pass an OXY monument set for the south right of way of F.M. 1069 as described in Clerks File #3 74150~ Real Property Records, San Patricio County, Texas, in all a distance of 6628.43' to a broken concrete monument found in the original south right of way of F.M. 1069 for the northeast corner of said 98.44 acre tract and for the northwest corner of this tract;

THENCE, N 88° 21' 05" E, a distance of 3291.23' to an OXY monument set for the most northerly northeast corner of this tract, said point being the point of curvature for a curve to the right from which the radius bears S 01° 38' 55" E, 266.26, said curve having a central angle of 112° 57' 40" and a tangent of 401.98';

THENCE, along said curve and right of way, an arc length of 514.94' to the POINT OF BEGINNING and containing 478.551 acres of land of which 6.849 acres are within the right of way of F.M. 1069.

STATE OF TEXAS §  
COUNTY OF SAN PATRICIO §

435.7-ACRES

FIELD NOTES to describe the boundary of a 435.7 acre tract, herein called Tract II, being the 258.879 acre "Exhibit A in a correction deed to The Port of Corpus Christi Authority as recorded in Clerks File #512869, Real Property Records, San Patricio County, Texas, 74.71 acres as described in a deed to The Port of Corpus Christi Authority as recorded in Clerks File #353260, Real Property Records, San Patricio County, Texas, a called 98.44 acre tract described in a deed to The Port of Corpus Christi Authority as recorded in Clerks File #353262. Real Property Records, San Patricio County, Texas and a called 3.861 acre tract described in a quitclaim deed to The Port of Corpus Christi Authority as recorded in Clerks File #508819, Real Property Records, San Patricio County, Texas, all being out of the L. Von Zacharias Survey 1, Abstract 271, the T.H. Judson Survey 63, Abstract 177, the J. Robinson Survey, Abstract 225 and the T.T. Williamson Survey, Abstract 295, all in San Patricio County, Texas, said 435.7-acre tract being more particularly described by metes and bounds as follows:

BEGINNING at a broken concrete monument found in the original south right-of-way of F.M. Road 1069 for the northwest corner of a called 483.158 acre tract of land described as Tract I in a deed to the Department of the Navy as recorded in Volume 2081, Page 483, Deed Records, Nueces County, Texas and the northeast corner of this tract, said monument having coordinates of N 17195564.17, E 1402905.32, Texas State Plane Coordinates, South Zone, NAD 83;

THENCE, S-21°-09'-21"-W, at 162.72' pass a monument with a cap stamped "OXY Ingleside Property Holdings", herein after referred to as "an OXY monument", set at the time of this survey to replace the original found property marker in the existing south right-of-way of F.M. 1069 for the southeast corner of a tract described in Clerks File #383009, Real Property Records, San Patricio County, Texas, at 6471.50' pass a found concrete monument with a square brass plate previously set for reference, at 6528.43' pass an OXY monument set online for reference, in all a distance of 6628.43' to an unmarked point 011 the existing shoreline for the southeast corner of this tract and being the beginning of the state land boundary as measured along the 0.7' contour;

THENCE, along the north line of a 29.26-acre tract, herein called Tract III, said line being the 0.7' contour as observed on this date, the following calls;

N 84° 55' 44" W, a distance of 90.28';

N 80° 56' 04" W, a distance of 90.53';

N 73° 42' 00" W, a distance of 117.72';



N 76° 25' 15" W, a distance of 94.85';

N 79° 09' 39" W, a distance of 99.99';

N 81° 46' 03" W, a distance of 83.76';

N 82° 55' 50" W, a distance of 74.82';

S 85° 18' 45" W, a distance of 71.05';

S 89° 06' 28" W, a distance of 75.93';

S 89° 05' 16" W, a distance of 91.98';

N 83° 31' 46" W, a distance of 125.10';

N 67° 25' 49" W, a distance of 95.44';

THENCE, N 52° 26' 36" W, a distance of 31.20' to an unmarked point which is the point of intersection of the current shoreline and a line created to parallel the east line of this tract for the northwest corner of said Tract III and the southwest corner of this tract;

THENCE, N 21° 09' 21" E, at 30.00' set an OXY monument online for reference, in all a distance of 71.36' to an OXY monument set for the southwest corner of said 3.861-acre tract and an interior corner of this tract;

THENCE, N 01° 14' 20" W, along a line which is the extension of the east right-of-way of Rustic Avenue as shown on the plat of Ingleside Townsite as recorded in Volume 5, Page 39, Map Records, San Patricio County, Texas, at 316.16' pass the northwest corner of said 3.861-acre tract and the southwest corner of said 258.879 acre tract, from this point continuing along said right-of-way as platted (70' r.o.w.), in all a distance of 898.51' to an OXY monument set in the northeast right-of-way of Live Oak Street (50' r.o.w.) as shown on said plat for an interior corner of this tract;

THENCE, N-53°-28'-10"-W, along said right-of-way, a distance of 2425.49' to an OXY monument set in the southeast right-of-way of Wildwood Drive (50' r.o.w.) as shown on said plat for an exterior corner in the west line of this tract;

THENCE, N 36° 31' 10" E, along said right-of-way, a distance of 349.90' to an OXY monument set in the northeast right-of-way of Ebony Street (49.90' r.o.w.) as shown on said plat for an interior corner in the west line of this tract;

THENCE, N 53° 28' 50" W, along said right-of-way, a distance of 210.00' to an OXY monument set for the south corner of Lot 1, Block 105, as shown on the old map of Ingleside Townsite as recorded in Volume 2, Pages 5 and 6, Map Records, San Patricio

County, several blocks of which have been vacated except those portions of Blocks 105 and 93 as described in a Cession Agreement recorded in Clerks File 587749, Real Property Records, San Patricio County, Texas and for an exterior corner in the west line of this tract;

THENCE, N 36° 31' 10" E, a distance of 300.00' to an OXY monument set for the east corner of Lot 6 in said Block 105 and the southwest right-of-way of Fifteenth Street (unopened 49.90' r.o.w.) for an exterior corner in the west line of this tract;

THENCE, S 53° 28' 50" E, along said right-of-way, a distance of 10.00' to an OXY monument set in the centerline of a 20' wide alley shown on said plat for an interior corner in the west line of this tract;

THENCE, N 36° 31' 10" E, along the center of said alley, a distance of 150.32' to an OXY monument set found for an interior corner in the west line of this tract;

THENCE, N 53° 28' 50" W, at 10' pass the east corner of Lot S. Block 93 of said subdivision, in all a distance of 149.64' to an OXY monument set in the south right-of-way of Starlight Drive (50' r.o.w.) for the north corner of said Lot 5 and an exterior corner in the west line of this tract;

THENCE, N 36° 30' 45" E, along said right-of-way, a distance of 2782.72' to an OXY monument set in said east right-of-way of Rustic Avenue for an interior corner in the west line of this tract;

THENCE, N 01° 13' 43" W, along said right-of-way, at 392.73 pass an OXY monument set in the existing south right-of-way of F.M. 1069. in all a distance of 402.73' to an OXY monument set in the original south right-of-way of said F.M. 1069 for the northwest corner of this tract;

THENCE, N-88°-21'-05"-E. along said original right-of-way, a distance of 3609.81' to the POINT OF BEGINNING and containing 435.7 acres of land of which 3.677 acres are within the right-of-way of F.M. 1069.